

The Honorable Board of County Commissioners met in their said office at 10:00 a.m., November 5, 1979, it being first Monday.

MEMBERS OF THE BOARD PRESENT:

C. Waldo Marlowe, Chairman

Junior W. Dew, Vice-Chairman

Edward W. Williamson

L. A. Hinson

David L. McPherson

James E. Hill, Jr., Attorney

Emogene W. Suggs, Clerk

The meeting was called to order by the Chairman and the invocation was given by The Reverend Reuben O. Mosley, Pastor, Pentecostal Holiness Church, Chadbourn, N.C.

The following business was transacted:

The minutes of the October 3rd and 15th were approved as recorded, upon motion by Commissioner McPherson and seconded by Commissioner Hinson.

The annual audit report was presented to the Board by Allen Price and David Breeden, Moore & Price, PA. The report was for the fiscal year ending June 30, 1979. Mr. Price pointed out that the audit was to determine if the wishes of the Board had been carried out as far as finances are concerned and not for services rendered. He stated that the County is operating on a sound financial basis but that inflation should be a concern in making future decisions in relation to the fund balance as the only source of revenue available in the event of an emergency. He asked the Board to review the report and he, or Mr. Breeden, would be glad to answer any questions they may have on the report.

Robert Clark met again with the Board and requested \$16,000.00 to cover deficit spending in the operation of the transportation program and to have a better cash flow for future operation. There was a lengthy discussion of the matter and various plans considered.

A motion was made by Commissioner McPherson, seconded by Commissioner Williamson and passed that \$16,000.00 be appropriated from the funds budgeted to match Section XVIII Grant funds for a public transportation program. This \$16,000.00 is to be given to SENCLand in a lump sum to cover the deficit incurred in the transportation program and to have funds available to keep the invoices current for operation of the program. It was further ordered that an alternate budget proposal be presented to the Board for consideration to contract with SENCLand to continue the public transportation program using the remaining \$10,703.50 originally budgeted for matching funds for a Section XVIII Grant. Commissioner McPherson included in the motion that a letter be written to Congress and N. C. Department of Transportation expressing disappointment that the rural Section Eighteen Grants have not been approved and the County is funding the program from County funds alone.

A motion was made by Commissioner McPherson, seconded by Commissioner Hinson and passed that the County purchase a ten-twelve thousand gallon tank from Yam City Oil Company

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at cost, to be used by various County departments to store gasoline. The tank is to be installed at the County's expense, with Yam City Oil Company furnishing the pump. The gasoline is to be purchased from Yam City Oil Company under the present contract.

A motion was made by Commissioner McPherson, seconded by Commissioner Hinson and passed that the County advertise for the publication of the County's historical book to hire a printer to publish the book and the County handle the sale of the book as originally planned.

A motion was made by Commissioner Dew, seconded by Commissioner Hinson and passed that the Library Director be allowed to hire a temporary worker for an assistant to the Children's Librarian. Funds to pay the worker will be funds appropriated for a worker at the Riegelwood Branch Library which has not opened as planned.

Commissioner Marlowe voted not to hire an additional employee on the County payroll for the Library or any other department to increase the expense in the next year's budget.

A motion was made by Commissioner Williamson, seconded by Commissioner Dew and passed that John McNeill be appointed as County Historian. This appointment will receive no compensation and have no official office.

A motion was made by Commissioner McPherson, seconded by Commissioner Hinson and passed that the County Attorney prepare a Deed to revert the property that was deeded to Columbus County to use to erect a water tank near Southeastern Community College, back to A. W. Williamson and Catherine P. Williamson, as specified in the Deed. No tank has been erected and there are no plans to erect one in the near future.

A motion was made by Commissioner Hinson, seconded by Commissioner Williamson and passed to appoint Howard Stanley as the energy inspector in accordance with the request from the State. The County will be paid \$20.00 for each completed inspection. This inspection is a requirement passed down by the Federal Government to the State level, and by the State to the County level to enforce the Energy Temperature Restrictions.

A motion was made by Commissioner Hinson, seconded by Commissioner McPherson and passed that the Courthouse be thoroughly cleaned and specifically include replacing the carpet in the Sheriff's offices and the Superior Court Judges' chambers. Commissioner Dew was designated to supervise the cleaning project.

The following tax releases were approved upon motion by Commissioner Williamson, seconded by Commissioner Dew and recommended by the Tax Supervisor:

Ordered: that the 1979 taxes listed in the name of Bertie L. Coleman, Lees Township, be cancelled on the valuation of \$2,500.00 for the Senior citizens exemption.

Ordered: that the 1979 taxes listed in the name of P. Elwood & Ruby W. Strickland, Whiteville Township, be released on the valuation of \$2,720.00 for the Disability Exemption.

Ordered: that the 1978 taxes listed in the name of James Marvin & Linda W. Evans, Lees Township, be cancelled on the valuation of \$790.00 due to an error in transferring property.

COLUMBUS COUNTY, NORTH CAROLINA

1981 RURAL LAND SCHEDULE

CLEARED LAND

<u>Class</u>	<u>PAVED ROAD</u>	<u>DIRT ROAD</u>	<u>REAR</u>
Excellent	650-800	550-700	500-600
Good	500-650	450-550	400-500
Fair	400-500	350-450	300-400
Poor	250-400	225-325	200-300
Very Poor	150-250	125-225	100-175

NOTE: In addition to the above prices a factor may be added of from \$50 to \$1000 for location and/or allotments.
 ^
 SIZE

WOOD LAND

<u>Class</u>	<u>PAVED ROAD</u>	<u>DIRT ROAD</u>	<u>REAR</u>
Excellent	300	250	200
Good	250	200	175
Fair	200	150	125
Poor	150	100	75
Very Poor	75	60	40

NOTE: Add \$50 to \$100 for ditching and drainage. ^ Location same as for Cleared Land.
 ^
 SIZE

RURAL HOME SITES

<u>Class</u>	<u>PAVED ROAD</u>	<u>DIRT ROAD</u>	<u>REAR</u>
Excellent	3000	2500	2000
Good	2500	2000	1500
Fair	2000	1500	1000
Poor	1500	1000	750
Very Poor	1000	750	500

NOTE: Not to include urban or recreational properties.

ADDITIONS

ADDITIONS			PORCHES					
Area	1 St. Fr.		FRAME			BRICK		
	1 St. Fr.	1 St. Br.	Area	Open	Encl.	Area	Open	Encl.
20	500	700	20	240	380	20	330	510
40	820	1100	40	350	540	40	450	710
60	1100	1440	60	450	710	60	570	890
80	1340	1720	80	540	870	80	690	1070
100	1600	1980	100	630	1040	100	800	1250
25	1880	2240	25	770	1210	25	930	1430
50	2100	2520	50	900	1410	50	1070	1620
75	2360	2800	75	1040	1590	75	1200	1800
200	2600	3080	200	1170	1790	200	1320	1980
25	2820	3340	25	1280	1970	25	1440	2180
50	3060	3620	50	1400	2160	50	1560	2360
75	3280	3900	75	1530	2340	75	1680	2550
300	3500	4180	300	1650	2520	300	1790	2730
25	3740	4480	25	1770	2700	25	1910	2930
50	3980	4760	50	1890	2880	50	2030	3110
75	4200	5020	75	1980	3060	75	2130	3300
400	4440	5280	400	2070	3240	400	2250	3480
Over	11.00	13.00	Over	5.10	7.80	Over	5.55	8.70
1 1/2 St. Adds. use - 130%			2 St. Porches use 150%					
2 St. Adds. use - 150%			Porches Over/Under Adds. use 50%					
BAYS								
1 St.	300	400						
2 St.	460	600						

GARAGES						
Area	FRAME			BRICK		
	1 St. Gar. Detached	1 St. Gar. Attached	Add For Int. Fin.	Area	1 St. Gar. Detached	1 St. Gar. Attached
200	1960	1560	400	200	2600	2100
250	2300	1900	480	250	3060	2560
300	2640	2220	560	300	3420	2900
350	2980	2580	640	350	3760	3240
400	3300	2880	700	400	4100	3600
500	3880	3500	820	500	4680	4200
600	4440	4040	940	600	5300	4780
700	4980	4560	1060	700	5920	5400
800	5600	5120	1160	800	6500	6000
Over	7.00	6.40	1.40	Over	8.00	7.40

PLUMBING				TILING		
Extra - 3 Fixture Bathroom	Add	590		Flr.	Flr. & Wsct	
2 Fixture Toilet Room	Add	390				
Each Additional Fixture	Add	250	Bath	130	390	
Automatic Water Heater	Base		T.R.	80	290	
No Plumbing	Deduct	1280				

AIR CONDITION SYSTEMS				FIREPLACES		
Price Per Sq. Ft. of Ground Area				1 St.	1 1/2 St.	2 St.
TYPE	1 St.	1 1/2 St.	2 St.	880	1140	1400
Combined System	.60	.85	1.10	Extra Fireplaces & Flue Same Chimney - 300		
Separate System	1.10	1.50	2.00			

COLUMBUS COUNTY, NORTH CAROLINA 1981

GRADE FACTOR MULTIPLIERS

AA

AA	=	225%
AA + 5%	=	236%
AA + 10%	=	248%
AA + 15%	=	259%
AA + 20%	=	270%
AA + 25%	=	281%
AA + 30%	=	293%
AA + 35%	=	304%
AA + 40%	=	315%
AA + 45%	=	326%
AA + 50%	=	338%

A

A + 45%	=	218%
A + 40%	=	210%
A + 35%	=	203%
A + 30%	=	195%
A + 25%	=	188%
A + 20%	=	180%
A + 15%	=	173%
A + 10%	=	165%
A + 5%	=	158%
A	=	150%
A - 5%	=	143%
A - 10%	=	135%
A - 15%	=	128%

B

B + 15%	=	140%
B + 10%	=	134%
B + 5%	=	128%
B	=	122%
B - 5%	=	116%
B - 10%	=	110%
B - 15%	=	104%

C

C + 15%	=	115%
C + 10%	=	110%
C + 5%	=	105%
C	=	100%
C - 5%	=	95%
C - 10%	=	90%
C - 15%	=	85%

D

D + 15%	=	94%
D + 10%	=	90%
D + 5%	=	86%
D	=	82%
D - 5%	=	78%
D - 10%	=	74%
D - 15%	=	70%
D - 20%	=	66%

E

E + 30%	=	75%
E + 25%	=	72%
E + 20%	=	70%
E + 15%	=	66%
E + 10%	=	64%
E + 5%	=	61%
E	=	58%
E - 5%	=	55%
E - 10%	=	52%
E - 15%	=	49%
E - 20%	=	46%
E - 25%	=	43%
E - 30%	=	40%
E - 35%	=	38%
E - 40%	=	35%

COMMERCIAL SCHEDULE

BASE PRICE SCHEDULE

Base Prices for 2500 Sq. Ft. Buildings

CONCRETE FLOOR

FLOORS	TYPE	HGT	A	B	C	D	E
BASEMENT	Unfinished	8'	6.30	5.50	4.50	3.60	2.70
	Finished	10'	10.30	8.90	7.40	5.80	4.30
FIRST FLOOR	Store Warehouse	14'	15.20	13.00	10.80	8.50	6.50
		14'	12.00	10.20	8.50	6.80	5.20
UPPER FLOORS	Open	11'	11.90	10.10	8.40	6.70	5.00
	Offices	10'	16.10	13.90	11.50	9.10	6.80
	Unfinished	11'	9.20	7.70	6.50	5.10	4.00

SPECIAL PURPOSE BUILDINGS

FIREPROOF

Approximate C/F Costs

Apartments	- - -	1.10 to 2.30
Banks	- - -	2.00 to 3.20
Dept. Stores	- - -	1.00 to 1.70
Hotels	- - -	1.60 to 3.00
Office Bldgs.	- - -	1.60 to 3.90
Public Bldgs.	- - -	2.00 to 4.60
School Bldgs.	- - -	1.00 to 2.10
Theatres	- - -	.80 to 1.60
Warehouse	- - -	.50 to 1.00

BASE PRICE ADJUSTMENTS

AREA S.F.	13" Brick			4" Br., 8" C.B. or Equal			8" C.B. or Frame				
	% BASE	P W 1 S 2 S	P W 1 S 2 S	AREA S.F.	% BASE	P W 1 S 2 S	AREA S.F.	% BASE	P W 1 S 2 S		
500	170	158	135	500	145	130	115	500	107	98	89
750	149	134	120	750	126	115	102	750	95	87	81
1000	140	128	111	1000	121	109	98	1000	92	85	78
1500	121	108	98	1500	105	94	87	1500	83	77	71
2000	108	99	90	2000	96	87	81	2000	76	71	68
2500	100	93	85	2500	90	83	77	2500	72	69	65
3000	96	89	82	3000	85	79	65	3000	70	67	63
3500	92	85	78	3500	83	77	62	3500	69	66	62
4000	90	83	76	4000	81	75	70	4000	67	64	61
5000	84	79	74	5000	76	72	68	5000	64	62	60
6000	81	76	71	6000	72	70	66	6000	63	61	59
7000	78	73	69	7000	70	68	64	7000	61	60	58
8000	76	71	68	8000	69	66	63	8000	60	59	56
10000	71	68	66	10000	67	63	61	10000	59	58	55
15000	67	65	62	15000	62	61	60	15000	56	55	54
20000	64	63	61	20000	60	59	58	20000	55	54	53
30000	61	60	59	30000	58	57	56	30000	54	53	52

ELEVATORS

Passenger

Capacity	1s T	2s T	3s T	MANUAL OP DEDUCT
1500#	17550	19100	20650	2000
2000#	18450	20000	21550	2100
2500#	20750	22300	23850	2300
Small				
4 Pass.	8500	10000	12000	

Freight

2000#	9400	11600	13800
3000#	10600	12800	15000
4000#	11800	14000	16200
6000#	13000	15200	17400
8000#	14800	17000	19200
10000#	16000	18200	20400

P.B.O.

ADD 800 1600 2400

PAVING

Parking Areas (Conc.)	.60 per S/F
" " (Asph.)	.30 " "
Gas Stations (Conc.)	.80 per S/F
" " (Asph.)	.50 " "

STORE FRONTS

Add per L/F

Wood Frame	30. to 40.00
Metal Frame (Plain)	50. to 60.00
" (Fancy)	60. to 80.00
" (Elab.)	100. to 150.00

ADDITIONS & DEDUCTIONS

WALLS	Add or Deduct Per L/F of Hgt.				
	A	B	C	D	E
Reinf. Concrete	4.50	3.90	3.20	2.60	2.00
13" Brick	5.60	4.90	4.00	3.20	2.40
4" Br/C.B., Jumbo Br. Ven.	4.10	3.60	3.00	2.30	1.80
8" C.B. or Frame	2.20	2.00	1.60	1.30	1.00
Precast Conc. Facing - Add Per S/F Wall		1.40	2.20	3.60	
Sandstone Facing		2.70	4.10	5.40	
FLOORS	Base Price Includes Concrete Floor on Grade				
No Flr. in Bsmt.	Ded.	.90	.70	.60	.50
Wood Joist - 1st Flr. (Store)	Add	1.40	1.30	1.10	.90
Wood Joist - 1st Flr. (Whse.)	Add	.90	.70	.60	.50
Lgt. Wt. Conc. on Stl. (Store)	Add	2.00	1.60	1.30	1.10
Lgt. Wt. Conc. on Stl. (Whse.)	Add	2.30	2.00	1.60	1.30
Reinf. Conc. Slab or equal	Add	2.70	2.30	2.00	1.60
FLOOR COVERING					
Asphalt Tile Add	.40	Vinyl Tile Add .70 to 2.00			
Asbestos Tile "	.60	Terrazo Add .70 to 2.00			
ROOFS	Base Price Includes Wood Dkg., Rafters & Sups.				
Rigid Dkg. on Stl.	Add	1.30	1.10	.90	.70
Reinf. Conc. Slab or Equal	Add	2.20	1.90	1.60	1.50
HEATING	Base Price Includes Forced Warm Air or Equal				
No Heating:	Office Bldgs.	Ded.	.70 to 1.00		
	Comm. Bldgs.	Ded.	.35 to .70		
	Warehouse	Ded.	.20 to .40		
AIR CONDITIONING					
Combination Unit	Add 450. to 500.	Per Ton			
Separate Unit	Add 600. to 1000.	Per Ton			

PLUMBING

base Price Includes Street Service Only.
Price Includes All Inside Piping.

Add Per Fixture	A	B	C	D	E
	440	380	320	270	230

LIGHTING

Base Price Includes Ordinary Lighting and Fixtures. Add Per S/F

Fluorescent	Good	Average	Poor
	1.20-2.20	.70-1.10	.40-.60

SPRINKLER

Add Per S/F

Wet Pipe System	Comm.	Office	Whse.
	.55	.75	.40
Dry Pipe System	.65	.90	.50

PARTITIONS

Add Per L/F

	A	B	C	D
Plaster & Stud	36.	31.	27.	22.00
Dry Wall & Stud	31.	26.	22.	17.00
Prefinished Plywd.				
Poor Grade	25.	22.	18.	15.00
Average Grade	38.	32.	27.	22.00
Good Grade	50.	43.	36.	-

13" Brick Plast.	2S	61.00 Per L/F
12" C.B. Plast.	2S	38.00 Per L/F
8" C.B. Plast.	2S	32.00 Per L/F

Ded. for Unfin. Walls - 5.00 to 10.00 Per L/F
Ded. for No Ceiling - .70 to 1.20 Per S/F

	Comb. Unit	Separate
Per S/F Stores	1.00 to 1.50	1.50 to 2.50
Office	1.50 to 2.50	2.00 to 3.50

Ordered: that the 1979 taxes listed in the name of James Marvin & Linda Evans, Lees Township, be cancelled on the valuation of \$3,040.00 due to an error in transferring property.

Ordered: that the 1978 taxes listed in the name of Hilda Evans Hewett, Lees Township, be released on the valuation of \$2,250.00 due to an error in transferring property.

Ordered: that the 1979 taxes listed in the name of Brenda H. Williamson, Whiteville Township, be released on the valuation of \$3,250.00 for a house that burned in 1977.

Ordered: that the 1979 taxes listed in the name of United Care Management, Inc., Whiteville Township, be cancelled on the valuation of \$29,685.00. Property was listed in error to United Care Management, Inc. and should have been Moderncare Management, Inc.

Ordered: that the 1979 taxes listed in the name of Walter Pickett, Chadbourn Township, be cancelled on the valuation of \$3,100.00 due to an error in transferring property.

Ordered: that the 1979 taxes listed in the name of Sylvester Jacobs Heirs, Ransom Township, be released on the valuation of \$7,500.00 for the Senior Citizens Exemption.

The following tax release was approved upon the recommendation of the Tax Collector:

Ordered: that a refund be given to Aiken-Speir, Inc., 265 West Cheves St., Florence, S. C., in the amount of \$73.50 for 1979 taxes listed in the name of Jack Meares, Williams Township. Taxes were paid by both Mr. Meares and Aiken-Spear, Inc.

Upon motion by Commissioner Williamson, seconded by Commissioner Dew and passed, the attached uniform schedule of values, standards and rules to be used in appraising real property in the County, were adopted by the following resolution:

BE IT RESOLVED that the schedule, as presented to the Board by Steve Whitacre, Carroll-Phelps Company, and supported by Ralph Jolly, Tax Supervisor, (a copy of which is attached hereto) is hereby approved and adopted by the Board of Commissioners of Columbus County and it is ordered that a notice of this action be published in the form of a legal notice in the NEWS REPORTER stating that a schedule to be used in the 1981 reappraisal of real property has been adopted and is open for public inspection by any owner of property in the County. The schedule is to be available for examination in the office of the Tax Supervisor for ten days from the date of publication of said notice as required by GS 105-317 (b) (1).

A motion was made by Commissioner McPherson, seconded by Commissioner Dew and passed that the fidelity bond for Southeastern Community College Deputy Finance Officer be approved.

There was a discussion of space as requested by Paul Pope to be used for special children with hearing disabilities. The discussion also included space for use as a courtroom. It was decided not to make the space in the Miller Building available to any agency on a permanent basis. The County Attorney is to consult with the Town of Tabor City

to find out if their courtroom had been remodeled and ready for use, and, if so, work out an agreement with them to use their space for court purposes when the Whiteville facilities are not sufficient.

A message was received by phone from Bill Reilly that a County Commissioner could not serve on a regional housing authority. Commissioner McPherson, who had been appointed to serve, withdrew his name and asked that no person be appointed until the next meeting to have ample time to consider the appointment.

Reports presented for consideration were :

Tax Collector's Report for October

Register of Deeds' Report for October

Upon motion the meeting adjourned until November 19, 1979, at 10:00 a.m.

APPROVED:

Enrique W. Suggs
Clerk

Waldo Melrose
Chairman